

Bangalore Apartments' Federation Newsletter

Volume 3, Issue9, Dec2019

Dear Apartment Resident,

A Very Happy New Year 2020 to all BAF members & their communities! BAF celebrated the new year by distributing hard copy of **AVENUES – Apartment Value Enhancement using Efficient & Sustainable Solutions**. to each Association office and also to their BAF representative members during Cluster meetings. AVENUES has been released this month on the BAF website as well! Please disseminate to each and every resident of your individual association for better functioning & discharging duties of community. **Download AVENUES** at https://baf.org.in/assets/downloads/Avenue_Booklet.pdf with useful information on all apartment processes .



The following paragraph has important alerts and updates for BAF members and every apartment community. We urge you all to understand, analyse, action or raise appropriate queries. If this is done properly with each member association will benefit – w.r.t. compliance, saving money or show efficiency in their functioning.

1. BAF attended the first ever seminar on International Real Estate **Community Management Services** during December 2019. This was an insightful seminar on how - residential buildings/apartment & villa complexes, commercial communities -office buildings, co-working/co-living/assisted-living/mixed living etc. – are managed professionally & efficiently to meet expectations of its inhabitants. It was mentioned by & large - the role played by Indians, women especially in enabling such professional practice & creating happy communities, rich with experiences. This will enhance quality of stay, relationships & property value in such communities. BAF will look forward to observe & collaborate on these developments
2. During the month, **KSPCB started issuing show cause notices** to apartments for STP treated water not meeting the stated discharge norms as well demanding ZLD. Members have made representations to seek solution to this issue as 100% treated water cannot be recycled & has to be let out. There is also issue of payment to KSPCB for conducting the tests, being contested by apartments. BAF team is engaged in series of meetings with KSPCB officials to seek more clarity into this harassment & way forward. Visit BAF website to download notice response formats.
3. Few members also attended **the online CFO application process demonstration** by KSPCB officials.
4. Also **BWSSB notices were issued for disconnection of UGD** for apartments with STPs. A lot of apartments with non/partially/sub-capacity STPs are struggling with this new development. BAF advises its members to have their under/non performing STPs evaluated independently, wherever possible get it functioning (association/ developer support) depending on all legalities prevalent at OC/handover stage.
5. BAF is happy to share that **BWSSB has reversed its PND charges** which were imposed during June 2019. Apartments not using Cauvery water for swimming pool or landscape can heave a sigh of relief!.
6. Some apartments have also received **notices & huge invoice from fire department** – for NOC renewal. Hitherto there was only biannual inspection with checklist based correction. This is a new development for a BAF team to explore.
7. A BAF team is in talks with KSCST and others for an **RWH initiative** – to help apartments look at effectiveness of their existing RWH systems. Collective visits to RWH park is also being organized. Members are urged to actively participate.
8. BAF team had met Deputy CMs Dr Ashwath Narayan in November. The DyCM -recognizing the importance of contribution of apartment residents in the rapidly growing urban cityscape - had proposed on spending an hour every month with BAF to discuss apartment issues & involve respective civic agencies. BAF has hence evolved **“AHAM- An Hour A Month”!**, initiative to take this forward. We hope to kick this off with the first representation on issues of waste water and STP.

For many of above developments - there is need for consistent participation & engagement to represent on various subjects to officials. We urge members with adequate knowledge & subject matter expertise - and the will to learn - to participate in focus groups. **Reach out to us at baf-gc@googlegroups.com** and engage with BAF leadership team to contribute

Introducing “CITIZENS' SAY MUST MATTER” – Express your views on titled subject matter & more...in the Dec Newsletter!

Cheers, Team BAF!

Newsletter Also @ <https://baf.org.in/newsletters>,

Volume 3, Issue 9, December, 2019



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QUIZ BASED ON BAF NEWSLETTER OF THE MONTH!

THEME: REST OF THE NEWS SECTION

- Q1. For the year 2020-21, BESCO has proposed a tariff hike for domestic consumers by what %?
- Q2. How many times has the BBMP standing committee elections got postponed at cost of tax payers money?
- Q3. How much property tax is collected from Mahadevpura zone?
- Q4. What is the quantum of money to be paid to aggrieved home buyers from the 221 RERA cases resolved?
- Q5. Name the 21 acre lake, that is in danger of being encroached?

Answers to all the above questions can be found in the News Section of this Newsletter!

SEND your ANSWERS to :info@baf.org.in & WIN EXCITING PRIZES TOO!

CITIZENS' SAY MUST MATTER.

Express Thy Opinion on Civic Matters!

THEME: PROPOSED POWER TARIFF HIKE 2020-21

BESCO has proposed a tariff hike of 13% for domestic consumers. Are you OK with this ? Do write in @150 words (+supporting data tables allowed) your rationale for supporting or objecting to this hike

SEND your ANSWERS to :info@baf.org.in & WIN EXCITING PRIZES TOO!





BAF IN THE NEWS.....

Apartments slam BBMP over composting penalty

Dec 09, 2019

The Bruhat Bengaluru MahanagaraPalike's (BBMP) recent drive against apartments for not composting waste within their premises had drawn flak from residents

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Offence	First violation	Second and subsequent violations
1. Allotment to parking, utilisation of open office/plot or other acts of encroachment in public places and streets	200	1,000
2. Failure to segregate wet and dry waste and hand over daily separately to collector	200	1,000
3. By any domestic occupier 4. By any shop/producer or commercial complex	1,000	5,000
5. Failure to comply with directions issued by the Commissioner to remove obstructions and impediments of roads and other public places.	200	1,000
6. Failure to segregate and hand over separately in the appropriate quarter waste, inert waste, sanitary, construction/renovation and biomedical waste or any other type of waste	1,000	5,000
7. Irregular deposit of rubbish or any solid waste	200	1,000
8. Allowing litter to flow on streets	200	1,000
9. Improper disposal of articles of materials or litter in improper places	200	1,000
10. Impersonation of utility bills	5,000	25,000

BBMP cannot fine apartments for lack of in-situ composting: BAF

Dec 11, 2019

The Bruhat Bengaluru MahanagaraPalike's (BBMP) recent drive against apartments for not composting waste within their premises had drawn flak from residents

[Read Full Story](#)

Health insurance for informal workers: What are the options available?

Dec 17, 2019

After Nirmala's mother was hospitalised with suspected dengue, she spent Rs 25,000 over three days to learn that it was only a case of general weakness. It was no small sum for the domestic worker to cough up in three days, not to mention the physical stress and emotional trauma.

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BAF IN THE NEWS.....

Fire Department seeks permission to grant fire compliance certificate

Jan 5, 2020

The fire department wants the high rise buildings not compliant to National building code 2016 to upgrade the safety standards.

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Shock and haw over BESCOM's tariff hike

Jan 10, 2020

An increase of 12.75% has been proposed for domestic consumers. The BESCOM's recent proposal seeking permission to hike the power tariff by about 13% has attracted sharp criticism from consumers. While the KERC is yet to take the final call citizen groups have trained their guns against both BESCOM and KERC for passing the buck on people.

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Flat Owners at loss after drain connection severed

Jan 15, 2020

Residents in apartment complexes across the city are in a fix as the Bangalore Water Supply and Sewerage Board has started disconnecting the underground drainage connection to many. The BWSSB is citing the National Green Tribunal Order that states water treated at Sewage Treatment Plants (STP) cannot be released into UGDs.

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REST OF THE NEWS....

BBMP standing committee polls postponed twice

Dec 06, 2019

Bruhat Bengaluru MahanagaraPalike (BBMP), Bengaluru's local civic body, is yet to pick the 12 standing committees required to take key civic decisions in the city as the elections were postponed yet again because none of the council turned up for the elections slated for Wednesday.

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Uneven pavements, debris prove to be a minefield for pedestrians

Dec 08, 2019

Citizens are taking to social media to complain about the injuries they have sustained while trying to navigate the city's pavements, many stretches of which are in a state of disrepair. Over the past week, several accidents have been reported in which pedestrians have been injured due to either unfinished work or dumping of construction material.

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Govt mulls regularising 75,000 unauthorised buildings in Bengaluru

Dec 13, 2019

In a bid to streamline rampant illegal constructions in Bengaluru, the Karnataka government is mulling to set up a cabinet sub-committee to reintroduce an updated version of a scheme to regularise over 75,000 unauthorised building constructions in Bangalore Development Authority (BDA) layouts.

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REST OF THE NEWS....



Bring more properties in Mahadevapura under tax net

Dec 13, 2019

Mayor M. Goutham Kumar chaired a review meeting of property tax collections from Mahadevapura, one of the highest tax paying zones in the city. He directed the Bruhat Bengaluru MahanagaraPalike's revenue officials to bring more properties under the tax net and draw up an action plan to collect property tax. So far, ₹590 crore has been collected as tax, while the target is ₹765 crore.

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Panel to study ways to regularise unauthorised constructions

Dec 13, 2019

The State government on Thursday decided to set up a cabinet sub-committee to look into ways to regularise the unauthorised constructions in BDA layouts in the city.

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221 cases against 41 developers for compensation recovery

Dec 13, 2019

The Karnataka Real Estate Regulatory Authority (KRERA) recently published a list of promoters with pending land revenue arrears. There are as many as 221 such cases against 41 developers, amounting to ₹81.48 crore which developers, builders and promoters owe to aggrieved homebuyers following judgments in their favour by RERA.

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BDA land regularisation plan, if approved, may come at a cost

Dec 15, 2019

'Panel must clarify what forms unauthorised construction' Owners of unauthorised buildings on lands notified by the Bangalore Development Authority (BDA) for the formation of layouts will have to pay for regularisations, if the government's plan takes off.

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Online real estate portals asked to register with KRERA within two months

Dec 16, 2019

Digital real estate portals are online intermediaries for promoting real estate projects, says circular Online real estate portals, which have been giving serious competition to real estate agents for years.

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Steps to enable citizens

Dec 17, 2019

With the change in the Karnataka government in July 2019, it was reported that crores of rupees allocated by the earlier government to constituencies represented by MLAs of the JD(S)-Congress alliance were withdrawn and re-allocated to constituencies with BJP MLAs. On the other hand, a recent news report says that Karnataka is "set for a big data leap" to provide "evidence-based governance" to prepare effective data.

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We're living in a septic tank: Koramangala residents

Dec 18, 2019

Several residents of Koramangala 6th Block describe themselves as "septic tank survivors". The reason: a drainage line under 80 feet road snaking next to locality to broken, flooding the area with sewage that enters homes, basements and sumps.

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Bengaluru development body recovers four-acre land worth Rs 300 crore at Nagawara

Dec 18, 2019

A building and sheds were erected there illegally, said officials. A senior official said the recovery is probably the largest in BDA's history when it comes to land value. "Unauthorised persons built a five-storeyed building there. We have not yet demolished the structure but removed the sheds and other encroachments," he said.

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No extension on deadline to set up STPs to protect three lakes

Dec 18, 2019

The National Green Tribunal (NGT) has refused to extend the deadline for setting up sewage treatment plants (STPs) beyond September 2020 for the protection of Bellandur, Varthur and Agara lakes.

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Mixed signals on segregation of waste

Dec 18, 2019

The BBMP, which had set November 1 as the deadline for implementing new tenders for collection of wet and dry waste, has pushed the deadline to January. Meanwhile, Mayor M. Goutham Kumar is pushing for the Indore model where a single vehicle collects wet and dry waste every day.

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No deadlines extension for sewage plants: NGT

Dec 19, 2019

The National Green Tribunal (NGT) has refused to extend the deadline for setting up of sewage treatment plants beyond September 2020 for the protection of the Bellandur, Varthur and Agara lakes.

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Residents fear losing Doddakallasandra lake to real estate company

Dec 21, 2019

Doddakallasandra lake is home to one of the smallest species of butterflies, the Tiny Grass Blue, and one of the larger species, the Blue Mormon. The 21-acre lake is rich in biodiversity, and citizens and environmentalists expressed hope that its ecosystem will be taken into account during the rejuvenation process.

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More BWSSB water test labs to come up

Dec 24, 2019

Faced with a barrage of criticism and complaints over water contamination in many parts of the city, the water board is now taking steps to set up a lab at Tataguni to monitor water quality. Tataguni is the final pumping station before Cauvery water from Thoraikadanahalli (TK Halli) reservoir is supplied across the city. In addition, two more labs will be set up in East and West Bengaluru to facilitate testing of water samples.

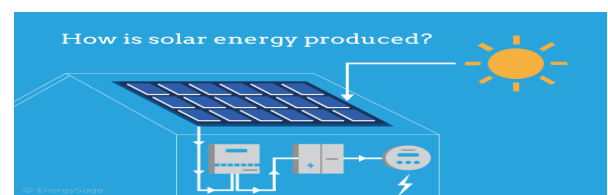
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Karnataka gears up as eclipse shadow on solar power

Dec 25, 2019

Enthusiasts might be looking forward to Thursday's solar eclipse, but officials in the electricity sector have spent the last few weeks preparing to tune the power grids to adjust to the surge and drop in solar power generation during the astronomical event

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Namma Bengaluru app for all city agencies from January

Dec 25, 2019

Everything one needs to know about the major government agencies in the city will soon be available at your fingertips. 'Namma Bengaluru', a citizen utility app, is the New Year gift to residents of the city. The app, which is being developed by the Bruhat Bengaluru MahanagaraPalike (BBMP), will have an interface to report grievances of various government agencies.

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Bengaluru: GIS-based mapping of road history from January

Dec 26, 2019

The BBMP's ambitious Geographical Information System -based road history project will roll out 2020. The project is expected to provide every road in the city a unique identity number, the various works it had undergone, the contractors involved.

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Namma Bengaluru: A year when citizens got a say in governance

Dec 26, 2019

Bengaluru has been able to boast of one of the best citizen participations in governance over the years, and 2019 saw some landmarks in increasing people's roles beyond voting and paying taxes. From claiming their right to officially being part of the administration of their wards through ward committees to pressuring the government into giving the traffic-choked city another mass transport option, this year will be remembered for many successes in citizen movements. The Hindu looks at some of them.

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Looking at the past and is future

Dec 27, 2019

Every Bengalurean knows our heritage is in danger. Non-monumental heritage – old bungalows, hostels, government offices, clubs and other such structures, rather than monuments like palaces, forts or temples – is fast disappearing.

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Soon, track garbage auto-tippers on your phone

Dec 27, 2019

Here is some good news for all those who are often left wondering if the auto-tipper that picks up garbage from their doorsteps will even arrive.

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Despite K-RERA order, 279 homebuyers yet to get compensation

Dec 28, 2019

Software engineer Sai Pramod Narasiah, 43, had invested Rs 1 crore to buy a flat in 2014 after availing a loan of Rs 75 lakh. The builder had promised to complete the Hennur Road project and allot the house by August 2016, but Pramod didn't get possession. In 2018, he approached the RERA that ordered the builder to pay him a compensation of 65 lakh within 45 days. A year on, he's yet to receive the amount.

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Namma Bengaluru: Big projects that missed deadlines

Dec 29, 2019

2019 was supposed to see completion and implementation of various projects, programmes and initiatives by various civic agencies, including the Bruhat Bengaluru MahanagaraPalike (BBMP) and Bangalore Water Supply and Sewerage Board (BWSSB). However, several projects have missed their deadline. Though the public would

ultimately benefit from all the projects, citizens have been inconvenienced due to the delays. The Hindu looks at some of them.

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Past decade gave us hope; next one promises to be a time of unprecedented challenge

Dec 29, 2019

The last decade did not begin on a promising note for the environment. India raced past China to hold the dubious record of hosting the world's most polluted cities. Diseases such as swine flu, dengue, and chikungunya became commonplace, fuelled by unhygienic approaches of waste disposal. Because we cut down the trees and filled in the lakes, Bengaluru faced summer temperatures touching 40°C for the first time.

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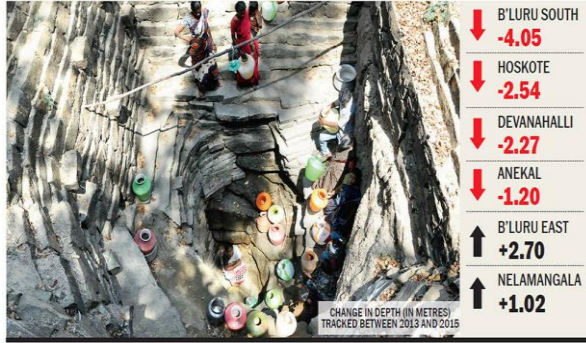
Bengaluru: Segregate waste or cough up Rs 500 from New Year

Dec 30, 2019

Beginning January 1, mixed waste will not be lifted from the doorsteps of Bengalureans, the BBMP has announced. The new deadline comes in the wake of several failed attempts by the Civic body to ensure complete segregation of waste at source.

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Densification of Bengaluru's core: way forward?

Jan 03, 2020

Forever caught in commute hardships, can we foresee a future where a mass transit Metro or suburban rail station is barely a five to 10-minute walk away? Why not a well-integrated pedestrian, bicycle, feeder network that connects our homes and workplaces seamlessly?

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Groundwater table rises in parts of south Bengaluru; recharge wells may be reason

Dec 31, 2019

Copious rain pushed up the groundwater table in several parts of the state, including pockets of the city, a study by Central Ground Water Board(CGWB), south western region, Bengaluru, has revealed.

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How California is making solar power the standard

Jan 02, 2020

On the stroke of midnight this New Year's Eve, the American dream got a makeover. In California, the nation's most populous state, every newly built home must now come with enough solar panels to satisfy its electricity needs.

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